



November 9, 2022

To,
The Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001

Dear Sir / Madam,

Ref: Script Code: 959270, 959497 & 959498

Sub: Outcome of the Board Meeting

Pursuant to applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulation), we wish to inform you that the Board of Directors of the Company, at its Meeting held today i.e. November 9, 2022, have, *inter-alia*, considered and approved the Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2022.

Accordingly, please find enclosed herewith the following:

1. the Unaudited Financial Results together with Limited Review Report issued by BSR & Co. LLP, Statutory Auditors of the Company pursuant to Regulations 51 (2) and 52 of Listing Regulations; and
2. Disclosure to be submitted in terms of Regulations 52(4) and 54 of Listing Regulation forming part of the Financial Results.

Further, as per Regulation 23(9) of the Listing Regulation, we are also attaching herewith the disclosure of Related Party Transactions for the half year ended September 30, 2022.

We request you to take the above on record.

Pursuant to regulation 52(7) of Listing Regulations, we hereby confirm that there were no material deviations in the use of proceeds of listed non-convertible debt securities issued by the Company from the objects stated in the offer document/placement memorandum.

TATA HOUSING DEVELOPMENT COMPANY LIMITED
CIN: U45300MH1942PLC003573
Regd. Office:- E Block, Voltas Premises, T. B. Kadam Marg,
Chinchpokli, Mumbai – 400 033
Tel. 022-6661 4444 Fax: 022-6661 4452 E-mail: thdcsec@tatarealty.in
Website: www.tatarealty.in



Further, at the said meeting, the Board of Directors of the Company have also took note of the resignation of Mr. Khiroda Jena, Chief Financial Officer of the Company, which shall be effective from closing working hours of November 25, 2022.

Thanking you,

Yours faithfully,

For Tata Housing Development Company Limited

Ritesh Kamdar
Company Secretary
(ICSI Membership No.: A20154)

CC:

Axis Trustee Services Limited

Debenture trustee

The Ruby I 2nd Floor I SW I 29 Senapati Bapat Marg,
Dadar west, Mumbai – 400 028

B S R & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing,
Nesco IT Park 4, Nesco Center,
Western Express Highway, Goregaon (East),
Mumbai - 400 063, India

Telephone: +91 22 6257 1000
Fax: +91 22 6257 1010

Limited Review Report on unaudited standalone financial results of Tata Housing Development Company Limited for the quarter ended 30 September 2022 and year-to-date results for the period from 1 April 2022 to 30 September 2022 pursuant to Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021

To the Board of Directors of Tata Housing Development Company Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Tata Housing Development Company Limited ("the Company") for the quarter ended 30 September 2022 and year-to-date results for the period from 1 April 2022 to 30 September 2022 ("the Statement").
2. This Statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations'), as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021 including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to Note 3 to the Statement, which explains that the forecasted future cash inflows of the Company may not be adequate for meeting its funding requirements including repayment of borrowing due in the next one year from the date of approval of the Statement. Thus, the Company's ability to meet its obligation depends on generation of adequate funds from operations, continued and additional funding from the lenders/markets including the possibility of refinancing of borrowing facilities. Management based on its discussion with prospective lenders, the past history of the ability to refinance borrowings, raising funds and strong credit rating enjoyed by the Company, believes that its plans for generation of funds (including borrowings) are feasible and will be adequate for the Company to meet its obligation as and when they fall due. Accordingly, the management has prepared the Statement on a going concern basis.

B S R & Co. LLP

Our conclusion is not modified in respect of this matter.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.:101248W/W-100022



Farhad Bamji

Partner

Mumbai

09 November 2022

Membership No.: 105234

UDIN:22105234BCOMKZ2927

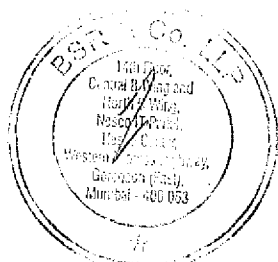
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Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September 2022

(₹ in crores)

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For six months ended	For six months ended	For the year ended
	30 September 2022 (Unaudited)	30 June 2022 (Unaudited)	30 September 2021 (Unaudited)	30 September 2022 (Unaudited)	30 September 2021 (Unaudited)	31 March 2022 (Audited)
Income						
I Revenue from operations	190.89	71.54	121.08	262.43	230.42	494.23
II Other income	102.95	67.14	93.32	170.09	174.85	348.19
III Total Income (I + II)	293.84	138.68	214.40	432.52	405.27	842.42
IV Expenses						
Cost of Materials Consumed	9.39	1.57	16.88	10.96	23.26	69.49
Changes in inventories of finished goods and project work-in-progress	131.03	41.98	69.67	173.01	140.06	269.16
Employee benefits expense	16.29	16.60	15.59	32.89	30.93	64.24
Finance costs	45.21	40.94	68.29	86.15	132.50	255.67
Depreciation and amortisation expense	2.48	2.02	1.28	4.50	2.46	6.42
Other expenses	40.45	24.73	25.13	65.18	43.46	98.02
Total Expenses	244.85	127.84	196.84	372.69	372.67	763.00
V Profit before Impairment of Loans given and investments in subsidiaries and joint ventures (III - IV)	48.99	10.84	17.56	59.83	32.60	79.42
VI Impairment of Loans given and investments in subsidiaries and joint ventures (Refer note 6)	362.59	24.39	119.33	386.98	165.81	83.72
VII Loss before tax (V-VI)	(313.60)	(13.55)	(101.77)	(327.15)	(133.21)	(4.30)
VIII Tax expenses						
Current Tax	-	-	-	-	-	-
Deferred Tax charge	8.42	0.14	0.58	8.56	0.95	4.02
Total tax expenses	8.42	0.14	0.58	8.56	0.95	4.02
IX Loss for the period/year* (VII - VIII)	(322.02)	(13.69)	(102.35)	(335.71)	(134.16)	(8.32)
X Other Comprehensive Income:						
Items that will not be reclassified to profit or loss						
Remeasurements of defined benefit liability	1.96	(0.34)	(0.71)	1.62	(0.71)	(1.37)
Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	0.34
Total other comprehensive income/(loss) for the period/year, net of tax	1.96	(0.34)	(0.71)	1.62	(0.71)	(1.03)
XI Total Comprehensive Loss for the period/year (IX + X)	(320.06)	(14.03)	(103.06)	(334.09)	(134.87)	(9.35)
XII Earnings per equity share (Face Value per share Rs.10 each)						
Basic and Diluted earnings per share*	(2.90)	(0.12)	(1.12)	(3.02)	(1.47)	(0.09)

* Not annualised for quarter ended 30 September 2022, 30 September 2021 and 30 June 2022 and six month ended 30 September 2022 and 30 September 2021.



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Statement of Standalone Assets and Liabilities as at 30 September 2022

(₹ In crores)

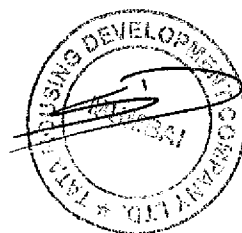
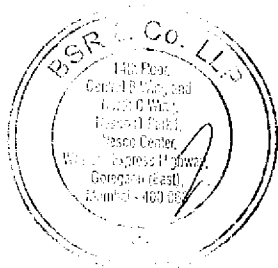
Particulars	As nt 30 Sep 2022 (Unaudited)	As nt 31 March 2022 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant and equipment	5.85	6.50
(b) Right of use asset	9.87	11.38
(c) Intangible assets	3.40	5.21
(d) Intangible Assets under development	3.38	2.79
(e) Financial assets		
(i) Investments	1,104.67	1,056.68
(ii) Loans	1,344.67	1,596.01
(iii) Other Financial Assets	0.16	-
(f) Income-tax assets (net)	95.78	115.60
(g) Deferred tax assets (net)	-	8.55
(h) Other non-current assets	55.83	55.83
Total non-current assets	2,623.61	2,858.55
Current assets		
(a) Inventories	2,210.27	2,385.02
(b) Financial assets		
(i) Investments	0.24	0.24
(ii) Trade receivables	57.17	67.63
(iii) Cash and cash equivalents	150.42	154.28
(iv) Bank Balances other than (iii) above	76.48	0.01
(v) Loans	100.44	52.44
(vi) Others financial assets	87.21	90.69
(c) Other current assets	58.96	63.00
Total current assets	2,741.19	2,813.31
TOTAL ASSETS	5,364.80	5,671.86
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	1,280.97	1,098.49
(b) Other equity	927.68	944.24
Total equity	2,208.65	2,042.73
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	-	755.07
(ii) Lease liabilities	10.48	11.34
(iii) Trade payables		
a. Total Outstanding Dues of Micro Enterprise and Small Enterprise	-	-
b. Total Outstanding Dues of Creditors Other than Micro Enterprise and Small Enterprise	10.67	5.77
(iv) Other financial liabilities	0.54	0.54
Total non-current liabilities	21.69	772.72
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	2,387.37	1,903.10
(ii) Lease liabilities	1.84	1.84
(iii) Trade payables		
a. Total Outstanding Dues of Micro Enterprise and Small Enterprise	-	-
b. Total Outstanding Dues of Creditors Other than Micro Enterprise and Small Enterprise	560.41	646.50
(iv) Other financial liabilities	8.03	7.28
(b) Other current liabilities	132.30	254.42
(c) Provisions	44.51	43.27
Total current liabilities	3,134.46	2,856.41
Total liabilities	3,156.15	3,629.13
TOTAL EQUITY AND LIABILITIES	5,364.80	5,671.86



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Statement of Standalone Cash Flows for the six months ended 30 September 2022

		(₹ in crores)	
Particulars		For the period ended 30 September 2022 (Unaudited)	For the period ended 30 September 2021 (Unaudited)
A.	Cash flow from Operating Activities		
	Loss before tax	(327.15)	(133.21)
	Adjustments for:-		
	Depreciation and amortisation expense	4.50	2.46
	Loss on sale of Property, plant and equipment (Net)	0.03	0.01
	Net unrealised gain on Foreign Currency Transactions and Translations	(2.73)	(0.03)
	Contingencies Costs	4.03	-
	Impairment of Loans given and investments in subsidiaries and joint ventures	386.98	165.81
	Impairment for advances and receivables	15.62	-
	Impact of NRV on inventory	0.01	0.93
	Interest income on financial assets	(163.58)	(174.13)
	Interest on Income Tax refund	(2.30)	-
	Dividend Income from investments measured at fair value through profit and loss	(0.01)	(0.01)
	Gain on sale of current investments	(0.30)	-
	Guarantee Commission	(0.45)	(0.48)
	Finance Costs	85.66	132.50
	Operating Profit/ (Loss) before Working Capital Changes	0.31	(6.15)
	Adjustments for changes in working capital:-		
	(Increase) in trade receivables	(126.59)	(14.26)
	Decrease in Inventories	174.75	142.58
	Decrease/(Increase) in Other financial assets, Other assets (current & non-current)	7.95	(4.73)
	(Decrease) in trade payables, Other financial liabilities, Other liabilities and provisions	(82.14)	(47.09)
	Cash (used in)/generated from Operating Activities	(25.72)	70.35
	Income Taxes (Paid)/Refund (net)	22.12	(2.89)
	Net Cash (used in)/generated from Operating Activities A	(3.60)	67.46
B.	Cash flow from Investing Activities		
	Purchase of property, plant and equipment (including Intangible Assets Under development)	(1.17)	(1.56)
	Investments in subsidiaries and joint venture (net)	(37.74)	(109.37)
	Loans granted	(300.45)	(390.40)
	Repayment of loans granted	253.62	396.03
	Net proceeds from sale of investments-mutual funds	0.30	-
	Fixed deposits made	(76.63)	-
	Interest received	19.01	114.34
	Dividend received	0.01	0.01
	Net Cash (used in)/ generated from Investing Activities B	(143.04)	9.05
C.	Cash Flow from Financing Activities		
	Proceeds from issue of Share Capital (including Securities Premium)	500.00	-
	Proceeds from borrowings	468.95	125.03
	Repayment of borrowings	(878.44)	(137.53)
	Proceeds from working capital borrowings (net)	153.11	157.67
	Inter Corporate Deposits accepted	-	20.00
	Inter Corporate Deposits repaid	-	(30.00)
	Repayment of lease liability	(0.86)	(8.77)
	Interest paid	(99.99)	(147.52)
	Net Cash generated from/(used in) Financing Activities C	142.78	(21.12)
	Net (decrease)/increase in Cash and Cash Equivalents (A) + (B) + (C)	(3.86)	55.39
	Cash and Cash Equivalents at the beginning of the period	154.28	148.55
	Cash and Cash Equivalents at the end of the period	150.42	203.94



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Notes:

- 1 The standalone financial results for the quarter and six months ended 30 September 2022 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 09 November 2022. The standalone results have been reviewed by the Statutory Auditors of the Company.
- 2 The standalone financial results of the Company have been prepared in accordance with the Indian Accounting Standards ("Ind AS") modified under Section 133 of the Companies Act, 2013 read together with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and in terms of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations") along with relevant circulars.
- 3 As at 30 September 2022, the Company's short-term borrowings comprising commercial paper and non-convertible debentures ("NCD") (including current maturities of long term borrowings) aggregate ₹1,675 crores. In addition, the Company has working capital loans of ₹579 crores. The Company's net current liabilities aggregate ₹393 crores. The current assets of the Company aggregate to ₹2,741 crores and include inventories of ₹2,210 crores which due to their nature may be realizable in periods beyond 1 year. Management has forecasted the future cash flows on the basis of significant assumptions as per the available information. These forecasted future cash flows indicate that the cash flows from its operations may not be adequate for meeting its funding requirements including repayment of borrowings due in the next one year from the date of approval of the financial results. Thus, the Company's ability to meet its obligations depends on generation of adequate funds from operations, continued and additional funding from the lenders/markets including the possibility of refinancing of borrowing facilities. The Management is confident, based on discussions with prospective lenders, past history of the ability to refinance borrowings and strong credit rating enjoyed by Company's existing facilities, that its plans for generation of funds (including borrowings) are feasible and will be adequate for the Company to meet its obligations as and when they fall due. Accordingly, the financial results of the Company for the six month ended 30 September 2022 have been prepared on the basis that the Company is a going concern.
- 4 The Company is engaged only in the business of development of property and related activities in India. It has no other reportable segments in terms of Indian Accounting Standard (IndAS) 108 on Segment Reporting specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act").
- 5 During the previous quarter, the Company has acquired additional stake in "Arden Properties Private Limited" consequent to which it has become a wholly owned subsidiary w.e.f. 17 June 2022.
- 6 During the quarter and the six months ended 30 September 2022, based on updated business plans and valuation reports, the Company has impaired certain investments (including ICDs) in subsidiaries and joint ventures amounting to ₹362.59 (during corresponding quarter ended : ₹119.13 crores) and ₹386.98 crores(during the previous six months ended : ₹165.81 crores) respectively.
- 7 Previous period figures/ratios have been re-grouped / re-classified wherever necessary.

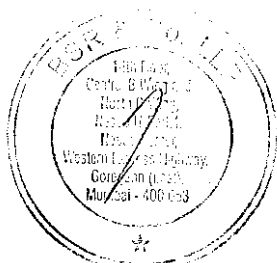
For and on behalf of Tata Housing Development Company Limited
CIN: U45300MH1942PLC003573



A handwritten signature in black ink, appearing to read "Sanjay Dutt".

Sanjay Dutt
Managing Director
DIN - 05251670

Place: Mumbai
Dated : 09 November 2022



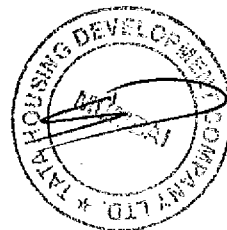
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Standalone Statement of financial results for the quarter and six months ended 30 September 2022

Additional disclosures as per Regulation 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

Sr. No.	Particulars	For the quarter ended 30 September 2022 (Unaudited)	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For six months ended 30 September 2022 (Unaudited)	For six months ended 30 September 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
(a)	Debt-Equity ratio (in times) Formula used for the computation of Debt Equity Ratio = Long Term & Short Term Borrowings / Net Worth	1.08	1.32	2.45	1.08	2.45	1.30
(b)	Debt Service Coverage ratio (DSCR) (in times) Formula used for the computation of DSCR = Profit before Finance costs, Tax, Impairment of investment in and loans given to subsidiaries and joint ventures and Depreciation / (Gross Finance Cost + Principal payment of long term debt during the period)	2.14	1.31	1.28	1.75	0.99	0.38
(c)	Interest Service Coverage Ratio (ISCR) (in times) Formula used for the computation of ISCR = Profit before Finance costs, Tax, Impairment of investment in and loans given to subsidiaries and joint ventures and Depreciation/Gross Finance Cost	2.14	1.31	1.28	1.75	1.26	1.34
(d)	Outstanding redeemable preference shares (quantity and value)	As the Company has not issued any redeemable preference shares during the period / year. Hence, this clause is not applicable.					
(e)	Capital redemption reserve / Debenture redemption reserve	The Company has not created debentures redemption reserve as per Section 71 of the Companies Act, 2013 due to loss during the period / year.					
(f)	Net-worth (Rupees in crores) (Total Equity)	2,208.65	2,028.70	1,417.21	2,208.65	1,417.21	2,042.73
(g)	Loss for the period/year (Rupees in crores)	(322.02)	(13.69)	(102.35)	(335.71)	(134.16)	(8.32)
(h)	Earnings per equity share (face Value per share Rs.10 each)						
	(a) Basic (in Rs.)*	(2.90)	(0.12)	(1.12)	(3.02)	(1.47)	(0.09)
	(b) Diluted (in Rs.)*	(2.90)	(0.12)	(1.12)	(3.02)	(1.47)	(0.09)
(i)	Current ratio (in times) Formula used for the computation of Current Ratio = Current Assets / Current Liabilities excluding Short Term Borrowings	3.67	3.04	2.87	3.67	2.87	2.95
(j)	Long Term Debt to Working capital (in times) Formula used for the computation of Long Term Debt to Working capital = (Long Term Borrowings + Current Maturities of Long Term Borrowings) / Net Working Capital excluding Short Term Borrowings	0.60	0.63	0.97	0.60	0.97	0.67
(k)	Bad debts to Account Receivable ratio (in %) Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts / Average Trade Receivable	NA	NA	NA	NA	NA	NA
(l)	Current liability ratio (%) Formula used for the computation of Current liability ratio = Current Liabilities excluding Short Term Borrowings / Total Liabilities	24%	26%	23%	24%	23%	26%
(m)	Total debts to Total assets (in %) Formula used for the computation of Total debts to Total assets = Long Term & Short Term Borrowings / Total Assets	45%	47%	58%	45%	58%	47%
(n)	Debtors turnover (in times) (annualised) Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable	11.75	4.08	10.14	8.41	6.44	6.56
(o)	Inventory turnover (in times) (annualised) Formula used for the computation of Inventory turnover = Revenue from operations / Average Inventory	0.34	0.12	0.19	0.23	0.18	0.20
(p)	Operating margin (in %) Formula used for the computation of Operating margin = Profit before Depreciation, Finance costs, Impairment of loans given and investment in subsidiaries and joint ventures, Tax and Exceptional Item (less) Other Income / Revenue from operations	-3%	-19%	-5%	-7%	-3%	-1%



Sr. No.	Particulars	For the quarter ended 30 September 2022 (Unaudited)	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For six months ended 30 September 2022 (Unaudited)	For six months ended 30 September 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
(q)	Net Profit margin (in %) Formula used for the computation of Net Profit margin = Loss after tax / Revenue from operations	-169%	-19%	-85%	-128%	-58%	-2%
(r)	Asset cover available, in case of non-convertible debt securities (Secured) (in times)	1.94	2.04	2.09	1.94	2.09	2.00
(r1)	Asset cover available, in case of non-convertible debt securities (unsecured) (in times)	N.A	N.A	2.07	N.A	2.07	N.A
(s)	The extent and nature of securities created and maintained with respect to secured listed non-convertible debt securities	All the Secured NCD's issued by the Company and outstanding as on 30 September 2022 are fully secured by first charge on loans and advances to subsidiaries, Non-Current Investments, Interest accrued on Loans with related parties (excluding those charged in favour of banks), present and future.					
(t)	During the quarter and six months under review, the Company has not issued any Non Convertible Debt Securities.						

* Not annualised for quarter ended 30 September 2022, 30 September 2021 and 30 June 2022 and six months ended 30 September 2022 and 30 September 2021.

For and on behalf of Tata Housing Development Company Limited
CIN: U45300MH1942PLC003573

Place: Mumbai
Dated : 09 November 2022




Sanjay Dutt
Managing Director
DIN - 05251670

